

From: Javier Torres <jtorres@mediaeffective.com>

To: Graham Keenan <graham@hybridadv.com>, Barbara Keenan <barbara@hybridadv.com>

Subject: Fwd: Lou Dobbs show/2nd Script

Date: Fri, 22 Jan 2021 22:38:01 +0000

Attachments: noname; Appendix_C_-_NRIA_12%_Minimum_Return_Guarantee_2021.pdf;
WSK_Notes_3_A_list_approach_v_4_edited.docx

Hello Barbara/Graham;

Below is email from client explaining the company's return on investment for Mr Dobbs.

Also, attached is the company's Corporate Guarantee on this subject.

There is another edit attached to the script which is more simple. Only "up to 10%".

I hope this works for Mr. Dobbs and we can record this script.

Thanks,

Javier Torres

Director Media Effective

----- Forwarded message -----

From: **Nicholas Salzano** <nicholas@nria.net>

Date: Fri, Jan 22, 2021 at 3:06 PM

Subject: Lou Dobbs show

To: Javier Torres (jtorres@mediaeffective.com) <jtorres@mediaeffective.com>

Our corporate guarantee form is attached . We actually guarantee returns at 12% annualized return as stated in the agreement attached -a higher than 10% rate .

Cash flow is paid out monthly at a 10% annualized rate of return and then later trued up to the 12% guarantee Year 5 as we sell out all projects built.

That means we owe a 2% per annum true up amount your 5 to take our 10% paid up to our actual guaranteed 12% contract.

We explain that to customers in great detail when they sign up and review the documents with their advisors.

To therefore state that we offer a 10% guarantee is actually below our actual guarantee - but it is still a true statement .

The easiest way to resolve is attached

it's a script that just says up to 10%

Best regards,

Nicholas Salzano

Senior Independent Executive Advisor & Portfolio Construction Manager

[cid:image011.jpg@01D6F0D0.731220C0]<<http://www.nria.net/>>

National Realty Investment Advisors, LLC

Plaintiff's Ex. 57

[cid:image012.png@01D6F0D0.731220C0]
1325 Paterson Plank Road, Floor 2, Secaucus, NJ 07094
[cid:image013.png@01D6F0D0.731220C0]
Office: (201) 210-2727 Ext. 101
[cid:image013.png@01D6F0D0.731220C0]
Cell: 973-689-5482
[cid:image014.png@01D6F0D0.731220C0]
Nicholas@NRIA.net<mailto:Nicholas@NRIA.net>
[cid:image015.png@01D6F0D0.731220C0]
NRIA.net<<https://www.nria.net/>>

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60-SECOND SCRIPT #3 – A “list” approach

[130 words plus 34-word disclaimer]

Are you looking for your next investment?

Lou Dobbs here.

There are 8 reasons to look at the NRIA real estate development fund:

Monthly cash-flow payouts up to ~~targeted at~~ 10% annualized
with Bonuses to 21% targets!

They Strategically chose low-risk, high demand neighborhoods that people are moving to

Prime New Construction is a sector that is short on supply and high on demand

Diversification and safety from stock market risk

They have a short and long-term strategy for returns today AND returns down the road

Pandemic-hardened specially designed buildings that are open and airy

They're in their 15th years as an industry leader

If you've been sitting on the sidelines or if you want to diversify for safety and cash flow, start your due diligence at NRIA-dot-net or call 800-800-1695. That's 800-800-1695.

An offer of securities is only made by the NRIA Private Placement Memorandum. Read it first. Past performance does not guarantee future results. NRIA is a Real Estate Development firm. Learn more at NRIA.NET

Commented [WK1]: Make this change unless the 10% is guaranteed

Subject: Lou Dobbs show

Date: Fri, 22 Jan 2021 20:06:07 +0000

Attachments: Appendix_C_-_NRIA_12%_Minimum_Return_Guarantee_2021.pdf;
WSK_Notes_3_A_list_approach_v_4_edited.docx

Inline-Images: image011.jpg; image012.png; image013.png; image014.png; image015.png

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National Realty Investment Advisors, LLC

1325 Paterson Plank Road, Floor 2, Secaucus, NJ 07094

Office: (201) 210-2727 Ext. 101

Cell: 973-689-5482

Nicholas@NRIA.net

NRIA.net

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Appendix C: Guarantee of National Realty Investment Advisors, LLC

GUARANTEE OF PAYMENT

Investor Name: _____ Investor Principal: \$ _____
Address: _____

Guarantor: National Realty Investment Advisors, LLC

National Realty Investment Advisors, LLC (“**Guarantor**”) hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ _____ plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the “**Fund**”), fails to return such investor’s principal and/or at least a 12% annualized preferred return, as intended under the terms of the confidential offering memorandum of the Fund, dated February 5, 2018, which such confidential offering memorandum is incorporated by reference herein.

This Guarantee is absolute and without conditions. This Guarantee can be changed only by written agreement signed by both the above referenced investor and the undersigned party. Guarantor agrees to pay all legal fees and all other costs and expenses the above referenced investor may incur in the enforcement of this Guarantee.

Upon the exercise of this Guarantee and Guarantor payment in full to Investor, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall then be deemed paid in full and cancelled.

Acknowledged and Agreed:

National Realty Investment Advisors, LLC

By: _____ Date _____
Rey Grabato, President

STATE OF New Jersey)
) ss.:
COUNTY OF Hudson)

On this _____ day of _____, 2021, before me personally came _____

_____, to me known and known to me to be the person
described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the
same.

Notary Public

60-SECOND SCRIPT #3 – A “list” approach

[130 words plus 34-word disclaimer]

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